



Holbrook Road, Stutton  
£350,000



## Property Overview

### **\*\* 1/3 ACRE PLOT \*\***

*Set in a generous plot of over one-third of an acre and backing directly onto open fields and the scenic Alton Water Reservoir, this detached 2/3-bedroom bungalow offers a rare opportunity to embrace countryside living in one of the area's most requested village locations.*

*Tucked away with a large frontage, the property boasts a substantial driveway providing parking for multiple vehicles, making it ideal for families, visiting guests, or those with boats or motorhomes.*

*Internally, the bungalow presents flexible accommodation with the option of a third bedroom or additional reception space, and externally offers significant scope to extend (subject to planning), making it perfect for those looking to create their forever home in a peaceful yet well-connected setting.*

*A truly special opportunity with an early viewing highly recommended.*







### **Property Setting:**

*Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.*

*Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.*

### **Agents Notes:**

**Tenure - Freehold**

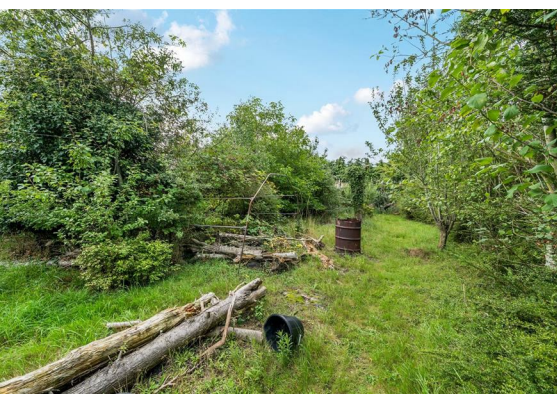
**Council Tax - Band D**

**Services Connected - Mains**

**Electric/Water/Drainage**

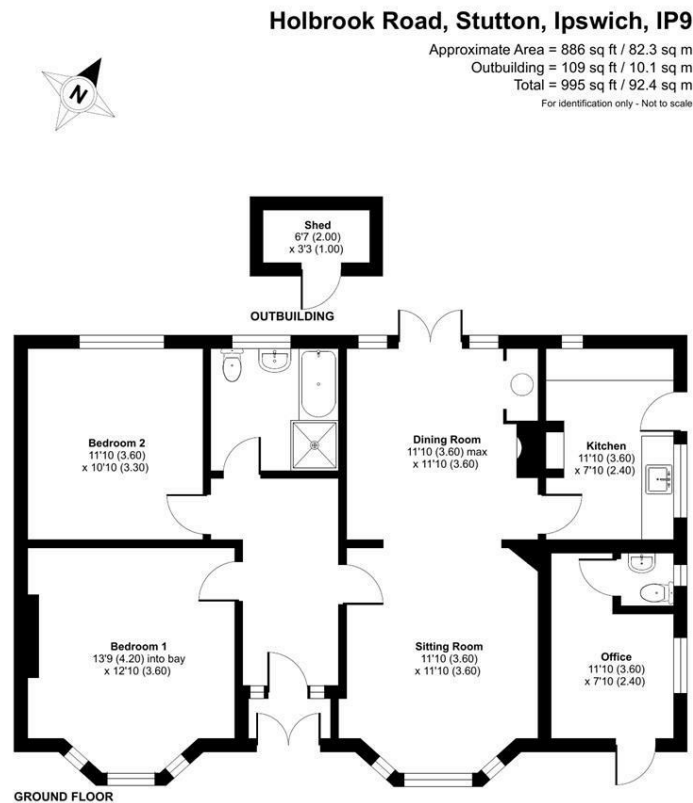
**Heating - Oil boiler via radiators**

**Telephone & Broadband - O2 & Vodafone mobile networks available indoor & Superfast broadband available**





Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Chamberlain Phillips. REF: 1332822.

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

